170.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,600 / 744,600
					USE VALUE:	744,600 / 744,600
					ASSESSED:	744,600 / 744,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOUCAGOS ATHANASIOS
Owner 2:	
Owner 3:	
Street 1:	913 SOUTH ST
Street 2:	
Twn/City:	BRIDGEWATER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02324 Type:

PREVIOUS OWNER

Owner 1:	LOUCAGOS ATHANASIOS--ETAL -
Owner 2:	LOUCAGOS STAVROULA T -
Street 1:	43 SURRY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1927, having primarily Vinyl Exterior and 1545 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3054.000	386,500		358,100	744,600
Total Card	0.070	386,500		358,100	744,600
Total Parcel	0.070	386,500		358,100	744,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.00 /Parcel: 482.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112657
GIS Ref:
GIS Ref:
Insp Date: 10/23/08

!13136!

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	386,500	0	3,054.	358,100	744,600		Year end	12/23/2021
2021	104	FV	369,200	0	3,054.	358,100	727,300		Year End Roll	12/10/2020
2020	104	FV	369,100	0	3,054.	358,100	727,200	727,200	Year End Roll	12/18/2019
2019	104	FV	305,000	0	3,054.	358,100	663,100	663,100	Year End Roll	1/3/2019
2018	104	FV	305,000	0	3,054.	317,200	622,200	622,200	Year End Roll	12/20/2017
2017	104	FV	287,100	0	3,054.	266,000	553,100	553,100	Year End Roll	1/3/2017
2016	104	FV	287,100	0	3,054.	266,000	553,100	553,100	Year End	1/4/2016
2015	104	FV	242,500	0	3,054.	230,200	472,700	472,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:15:24

LAST REV

Date	Time
08/24/16	08:08:19
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUCAGOS ATHANA	53560-160		9/21/2009	Family	1	No	No		
	20799-459		10/1/1990		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	112657
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1042	Re-Roof	6,500		7/30/2015			Strip and re-roof.
7/12/2012	871	New Wind	11,200					REPL 16 WINDOWS
6/22/2010	729	Manual	3,850					REPAIR ANT DAMAGE
9/29/1997	585	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
10/23/2008	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3054		Sq. Ft.	Site		0	70.	1.68	8									358,135						358,100	

Total AC/HA:	0.07011	Total SF/SM:	3054	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	358,135	Spl Credit		Total:	358,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.32969952
Const Adj.:	1.01324296
Adj $ / SQ:	229.042
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560097
Depreciation:	173630
Depreciated Total:	386467

COMMENTS

TOILET IN FFL/NO SINK..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

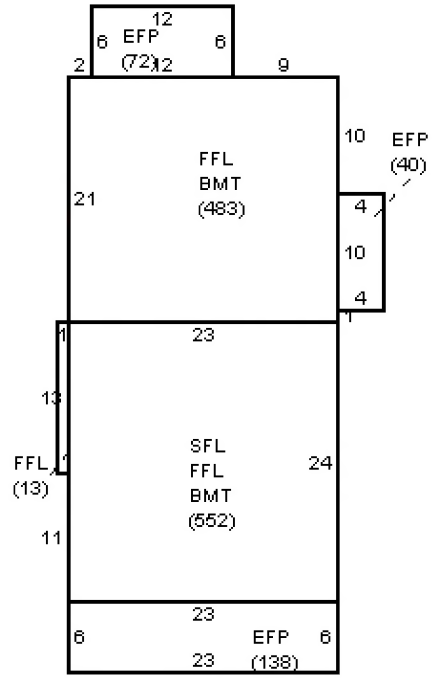
No Unit	RMS	BRS	FL
1	5	2	
1	3	1	
Totals			
2	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	229.04
Special Features:	0	Val/Su Net:	136.57
Final Total:	386500	Val/Su SzAd	250.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	229.040	240,037
BMT	Basement	1,035	68.710	71,118
SFL	Second Floor	497	229.040	113,788
EFP	Enclos Porch	250	38.620	9,655

Net Sketched Area:	2,830			Total:	434,598
Size Ad	1544.7999	Gross Area	2885	FinArea	1545

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

170.0-0003-0004.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	